



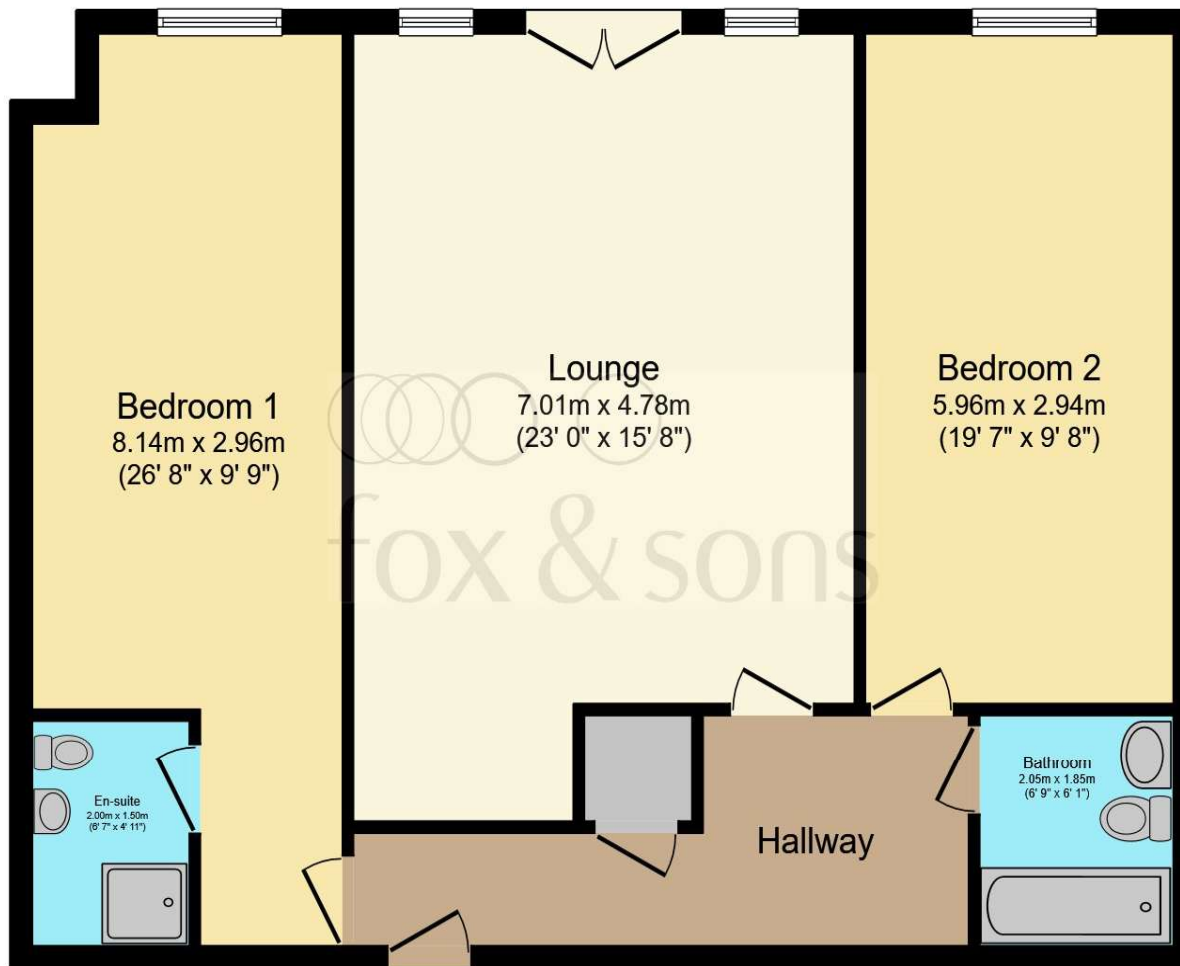
**Winchelsea Road, Eastbourne BN22 7PR**

**welcome to**

**Winchelsea Road, Eastbourne**

A well-presented and spacious two-bedroom top floor apartment located close to Princes Park and Eastbourne seafront. Benefiting from an open-plan lounge/dining/kitchen, master bedroom with en suite, allocated parking, and a passenger lift.





## Entrance Hall

## Lounge/Kitchen

23' x 15' 8" ( 7.01m x 4.78m )

## Bedroom One

6' 7" x 4' 11" ( 2.01m x 1.50m )

## En Suite

6' 7" x 4' 11" ( 2.01m x 1.50m )

## Bedroom Two

19' 7" x 9' 8" ( 5.97m x 2.95m )

## Bathroom

6' 9" x 6' 1" ( 2.06m x 1.85m )

## Allocated Parking

## Agent's Note

Total floor area 87.8 m<sup>2</sup> (945 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Winchelsea Road, Eastbourne

- Purpose Built Two Bedroom Top Floor (3rd) Flat
- Open Plan Lounge/Dining Room/Kitchen
- Master Bedroom with En Suite
- Share of Freehold
- Gas Central Heating & Double Glazing

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1776.80

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111640](https://fox-and-sons.co.uk/Property/LGL111640)



Property Ref:  
LGL111640 - 0006

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